

family men have mixed emotions about Sunday racing in Illinois. Neil Milbert reports in Sports.

New: Weekend TV highlights

Weekend TV highlights, a listing of a selection of programs for your viewing enjoyment for both Saturday and Sunday, begins today on the television page.

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dent Nixon.

"We will bring suit against all the conspirators, of which the President appears to be the ringleader," Ellsberg said. "The President has led a conspiracy to deprive us of our civil liberties."

ELLSBERG AND Russo said they did not regret having released the Pentagon papers, which led to the two years of litigation.

"We think that we had to tell the truth to the American people," Ellsberg said. "Tony and I did something right in our lives."

Ellsberg and Russo first

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PHILIP CAPUTO, The Tribune's Rome correspondent, was reported unharmed yesterday in Beirut, Lebanon, where he has been held prisoner since Monday night by Palestinian guerrillas.

Lebanese army sources quoted the guerrillas as saying Caputo is alive and well. Efforts to contact him directly have been unsuccessful.

Caputo, 31, was seized on the road to the Beirut airport by the Popular Democratic Front for the Liberation of Palestine, an extreme left-wing Maoist group which is suspected of having triggered the violence

that led to clashes between guerrillas and Lebanese government forces for the last week.

He had gone to the scene to cover a battle that broke out shortly before midnight and reportedly was taken to a Palestine refugee camp near the airport along with his Lebanese taxi driver, who was released unharmed on Thursday.

LEBANESE officials are working around the clock to negotiate Caputo's release and the United States Embassy in Beirut is being kept informed. His fellow foreign correspondents have checked all their

The P. D. F. L. P., a group regarded as one of the most volatile in the Palestinian guerrilla structure, considers Caputo a "spy" because he was carrying an American passport and a camera when he was seized, the sources said. It reportedly also was suspicious when it learned he was in Israel recently.

Clayton Kirkpatrick, editor of The Tribune, issued this statement:

"We are deeply concerned for Phil Caputo's safety and we are pleased with the re-

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Philip Caputo

fire struck a penthouse building at 715-17 S. Lawndale Av. The building was insured for \$100,000.

BERLAND and Wolf have collected more than \$800,000 in fire insurance claims, \$500,000 of which Wolf has reportedly used to buy more slums and develop the 2800 block of Broadway into a bustling mall of boutiques and bars.

Balin, of 35 Sheffield Dr., Oak Brook, was charged with attempted arson. He allegedly planted a toaster fire bomb in a pool of 30 gallons of flammable liquid on Jan. 12, 1972, in a vacated apartment at 5254-56

returned before Criminal Court Judge Louis P. Garippo, who set bonds at \$25,000 and issued warrants for the arrest of the three.

If convicted on the arson charge, Berland and Wolf could be sentenced to a maximum of 20 years in prison. Balin could be sentenced to 10 years if convicted on the attempted arson charge.

Berland, a convicted Federal Housing Administration swindler, has been described in police reports as a "torchman," but the grand jury action was

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And residents are the losers

South Side slums: Where rats get fat, the owners play

JESSICA MARIE Carter, 6 months old, awoke before dawn April 17, first crying softly for attention and then loudly kicking the reluctant household at 6744 S. Racine Av. into the motions of another day of drudgery in Chicago's slums.

Miles to the north, another family was leading a vastly different life. For Gerald H. Crane, the days consist of commuting between his North Lake Shore Drive apartment and his Loop office with time out for rounds of golf, sets of tennis, and events that make the society pages.

Crane's life also consists of looking after hundreds of decaying, rundown buildings. One of them is the home of Jessica Carter.

AND ON THIS DAY a single, horrible event occurred—an event that underscores the human suffering that thousands must endure so that a few may prosper.

As Jessica prepared to take her afternoon nap that day, Crane was returning from business activities to his office at 100 N. La Salle St. He greeted the elevator operator at 3 p. m. and proceeded to

Task Force report

The Tribune's Pulitzer Prize-winning Task Force spent four months investigating the city's top 10 slumlords. This article, the seventh and final of a series tells how South Side slum operators work. The series was prepared and written by David Young, Task Force director, and reporters Pamela Zekman, Jerry Thornton, and Robert Unger.

his elaborately furnished office for the remainder of the business day.

At almost the same time, Jessica awoke in terror, blood running from two small holes in her head. A startled rat

leaped to the floor and scurried into a hole in the wall.

JESSICA'S TERRIFIED mother clutched her child and rushed to St. Bernard's Hospital for the rabies shots so

common to residents of the neighborhood. By 5 p. m. Jessica was returned to her home.

And at precisely 5 p. m. Gerald Crane's law offices closed for the day.

"What can you do about rats?" asked Crane the day before Jessica was bitten. "We exterminate, but if the people next door have them, how do you get rid of them?"

Crane earnestly told Tribune reporters that his building maintenance was extensive and that his special war was against rats. He urged reporters to talk to his tenants.

"THEY DIDN'T patch up any holes. All they did was put down little bags, and the rats just seem to run and play around it," said Letha Campbell, who lives in the apartment above Jessica. "They didn't really try to stop the rats."

What makes Jessica's experience all the more tragic is that \$2.90 might have prevented it. That's how much Tribune reporters paid for four rat traps that caught seven rats in the 24 hours after Jessica was attacked.

The Racine Avenue building and another at 6305 S. Honore

St. were sued for 18 and 36 violations, respectively, by the Building Department late last year. But a court hearing on March 26 left both buildings rated "fully complied." The suits were dismissed.

TRIBUNE investigators visited the two buildings withi

hours after the court dismissal and found major violations uncorrected.

Residents of both buildings scoff at the Building Department's inspection, calling it a sham.

"I saw the inspectors when

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Weather

CHICAGO AND VICINITY: Partly cloudy today; showers and thunderstorms likely; high, near 60; partly cloudy tonight, low in upper 30s; northwesterly winds 13 to 22 m. p. h. Tomorrow: Partly cloudy; high, a mid or upper 50s. Map and other reports on page 8.

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EXHIBIT 'E' (6)

South Side slums: Where rats get fat, owners play games

Continued from page one

they were out here," said Mrs. Rosie Conn of the Racine building. "They were looking around the outside of the building, and I wanted to tell them about the rat holes. But they left without coming inside."

DURING THE hours and days immediately after Jessica's attack, neighbors and family members called Crane's office several times, trying to get something done about the rats. All they received, they said, were promises.

Promises come easily from the resourceful mind of Gerald H. Crane. From his law office across the street from City Hall, the lawyer-slumlord directs his business thru a myriad of oddly named corporations.

They are really companies, every one. And they usually have three letters: Pal, Sow, Rod, Hob, Pub, Saw, Top, Pix, CRS, FOP, Eva, CRIS, Bart, Hobbs, Parr, and even My's Realty Company.

CRANE ADMITTED to The Tribune that he has 14 such property owning companies under his direction and ownership, but he would not provide their names. He will acknowledge some of the company names sued by the city but calls others "misspelling, the Building Department's mistake."

Confusion, he said, was not the objective of the multiple companies that haunt his office. He said they simply were meant as a tax shield.

The strange names were

some sort of a code to identify each firm's holdings. "The vowels didn't mean anything," he said. "It didn't work, and I've forgotten how the formula worked."

CRANE'S STATEMENT that the system had "tax advantages" is disputed by Internal Revenue Service experts who can't see where the advantage could have been. Crane said only that "my tax man knows. I don't do my own taxes."

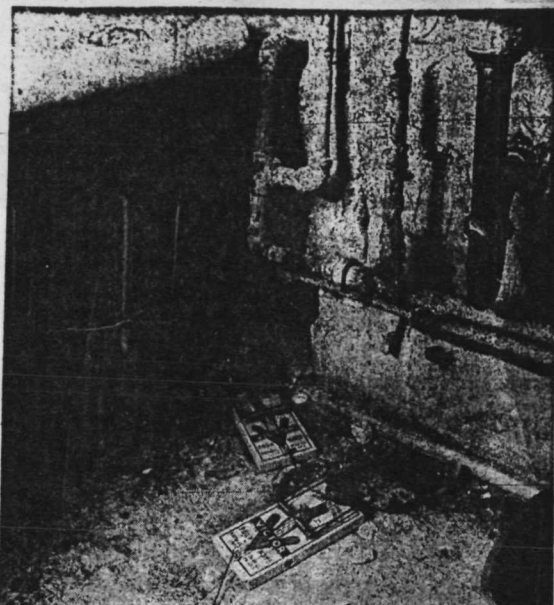
Crane's scores of buildings, sued in Housing Court 84 times since 1970, belong to these companies, and Crane is supposedly only the trustee. For instance, legal documents on a building at 6454-56 S. Loomis Blvd. showed Crane was trustee under "Gerald Crane Trust No. 7567-C" and the owner was Bart Realty Company, 100 N. La Salle St.

The secretary of state's records show that none other than Gerald H. Crane, 3750 N. Lake Shore Dr., is president and registered agent of Bart Realty Co.

THE SIMPLE subterfuge and the confusion it caused in the serving of summonses and other legal steps kept Crane out of a messy lawsuit for one year while the county's courts tried to figure out what was going on.

And the system continues to work.

The confusion makes it easier for Crane to walk away from one of the buildings when its usefulness—its ability to turn a profit—has ended. Since 1971, he has left the city holding at least nine useless properties, passed to city ownership when the buildings were demolished by court order and liens to collect the costs were



Tribune Photo by Gerald West

Rats in traps in bathroom of P. K. Carter apartment at 6744 S. Racine Av. It was in this apartment in the building owned by Gerald Crane that 6-month-old Jessica Marie Carter was bitten by rats.

slapped against the vacant lots.

BY SIMPLY staying out of court and letting the legal process run its course, Crane also let the city pay the \$8,540 bill from the wrecking companies.

Even when Crane was identified as the owner on one property and the code violations case came to court, an assistant corporation counsel wasn't convinced the subterfuge ended.

The particular case involved a string of violations at 1005-07 W. 64th St. and included allegations that lead in the paint endangered the residents. The city's lawyer alleged that Crane's lawyer, Irving Ribstein, lied about work done to correct the lead situation. A finding of contempt, the counsel told the judge, was in order, but no contempt order was entered.

CRANE HIMSELF MAY have the opportunity to face a judge in the near future. The state's attorney's office has lodged three complaints against the slumlord for criminal housing management. Two of the charges stem from the building at 63d and Honoré Streets which recently was branded "fully complied," and the third stems from the adjacent building at 6309 S. Honoré St.

Many residents of Crane

buildings are recipients of public aid, and their contact with the Cook County Department of Public Aid has won Crane a "top slumlord" designation within the department. The department is withholding rent for its welfare recipients on Crane's worst buildings, and more buildings are being processed for withholding.

The withholding, however, apparently has little effect on Crane's personal life. He continues to maintain his apartment at 3750 N. Lake Shore Dr. and to be an occasional subject for the society pages.

ON THE OTHER end of Shore Drive, another slumlord finds much the same situation. Brian Flisk lives in a penthouse at the Sherry Apartments, 5300 S. Lake Shore Dr. Parked below is his Lincoln Continental, complete with telephone.

Flisk talks proudly about the more than 400 buildings he swears or manages thruout the South Side, and conducts himself with arrogance and muscle. Just 27 years old, he has been in the landlord business for only four years.

The bold silver letters on his office door proclaim him chairman of the board, and the South Side office's interior is appropriate to the title. The office is attired with velvet drapes, bright carpeting, and twin red telephones on a huge highly-polished desk. One wall is covered with an inset wall unit for television, stereo, and tape deck.

ONLY THE POLICE-style walkie-talkie, always in Flisk's hand or on his desk, looks out of place. But it helps him "keep in touch" with his empire and his soldiers.

With his twin brother, Barry, Flisk ramrods the H. J. Coleman Realty Co., 4705 S. State St., but other mysterious companies weave in and out of the Coleman network.

And there are valid financial reasons for the arrangement:

- After a court appointed him receiver for a huge building, Flisk poured thousands of dollars into a plumbing company consisting of one man—a Flisk employee.

- In the same receivership, Flisk paid more thousands to a one-man construction com-

pany named after a carpenter employed by Flisk.

- Ostensibly to provide security for the receivership building, Flisk poured money into a security agency that lists him as vice president.

- More money went back to the Coleman company thru "salary rebates" to Coleman staff members.

- In all, \$119,000 in expenditures were approved by the court during the receivership—and \$79,000 of it went to Flisk-related businesses.

THE BUILDING is at 4306 S. Drexel Blvd. It first went into receivership because of code violations on Jan. 14, 1972, and Judge Franklin I. Kral appointed Flisk receiver "because H. J. Coleman Co. was the manager of the building at the time and Flisk was president of H. J. Coleman."

In the following months, Brian Flisk, who managed the five-story, 100-unit building into disrepair, went on to profit on the receivership, and actually came out holding the mortgage on the building. Using the mortgage as a lever, he then bought out the owners.

As receiver, Flisk paid \$39,322.65 over several months to F & B Plumbing, a company whose letterhead says it operates out of 5013 S. King Dr. under the presidency of Frank Burnett. Tribune investigators found the address to be an apartment building Flisk controls, and Burnett to be the self-announced janitor of the building.

NO STATE or local agency has ever heard of F & B Plumbing, nor have plumbing contractors associations or the plumbers union.

Further, Flisk paid \$19,125.50 to J. Radolac Construction Co., a company Flisk admits is owned by H. J. Coleman Co., with "J. Radolac only a salaried carpenter."

Another \$1,500 went to Coleman for insurance, and \$8,946.71 was funneled back to Coleman for "salary rebates." A total of \$3,000 went to a scavenger service Flisk admits Coleman owns.

The accounting sheets for all these expenditures were approved later by Judge Kral.

WHEN TRIBUNE reporters asked about the self-serving

receivership expenditures, Flisk proclaimed that there had been no money to pay the bills, that the suspicious companies never got most of their money, and that he had had to pay some of the bills from his own pocket.

"How can he say that?" an astonished Judge Kral asked, when reporters told him about the dubious companies and about Flisk's explanations. "He sent me canceled checks and vouchers on each one. Otherwise, I never would have approved the accounting."

Further, the judge said, Flisk did not ask the court for financial help in running the building during the receivership.

"I PRESUME the building generated enough money thru rents to pay the bills," Kral said, "or he would have been in court for help, asking for receivers certificates. He didn't ask."

Kral said Flisk issued receivers certificates once early in the receivership, and that was to H. J. Coleman Co. The certificates eventually gave him the lever to obtain the building from the owners.

Flisk, who has been sued 32 times in Housing Court since late 1972, has had a running battle with the Peoples Gas Co. which has charged him with the theft of \$25,000 worth of gas. The piping for one such "steal," according to the company, was so poorly done that gas escaped thru the walls "turning the entire building into a time bomb," and police investigators were afraid to take pictures for fear a camera flashbulb would cause an explosion.

AT THE HEAT OF THE gas company squabble, gas officials told a judge that they often were barred from reading meters in Flisk buildings by tough-looking and tough-acting men bearing badges from the Counterpoint Bureau of Investigation, a company showing Flisk as vice president.

In a recent segment, the gas to Flisk's office was turned off by the gas company and on by Flisk men three times in three days. Finally, the gas company removed the pipes at the gas main in the street as Flisk told a reporter that he fully intended to turn the gas on again.

SALE STARTS SATURDAY, 10 A.M. to 6 P.M.

JUST BOUGHT OUT A FINE NEW YORK STORE! OVER 1,400 SUITS—KINGSDALE, BOTANY, JOHN ALAN, D.C., CLIPPER CRAFT AND OTHER BRANDS. THESE SUITS ARE VERY NEWEST 1973 STYLES IN DOUBLEKNOT POLYESTER, 100% WOOL & DACRON & WOOL BLENDS—SOLD FOR \$85.00 to \$175.00 ORIGINALLY.